

Chapter IX

OBJECTIVES, PRINCIPLES, AND STANDARDS

INTRODUCTION

Planning is a rational process for formulating and meeting objectives. Consequently, the formulation of objectives is an essential task that must be undertaken before plans can be prepared. This chapter, accordingly, presents a set of land use and housing development objectives, along with supporting principles and standards. These objectives, principles and standards are intended to guide the preparation of the County development plan. The land use and housing development objectives set forth in this chapter were derived from such objectives contained in adopted regional plans which were considered by the Advisory Committee to be applicable to, and supportable by, Waukesha County and the local units of government within the County.

BASIC CONCEPTS AND DEFINITIONS

The terms "objective," "principle," "standard," "design criteria," "plan," "policy," and "program" are subject to a range of interpretations. Therefore, they are defined below.

1. **Objective:** A goal or end toward the attainment of which plans and policies are directed.
2. **Principle:** A fundamental, primary, or generally accepted tenet used to support objectives and prepare standards and plans.
3. **Standard:** A criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.
4. **Design Criteria:** A body of information which can be applied to the development of a solution or solutions to a specific design problem or set of problems.
5. **Plan:** A design which seeks to achieve agreed-upon objectives.
6. **Policy:** A rule or course of action used to ensure plan implementation.

7. **Program:** A coordinated series of policies and actions to carry out a plan.

Although this chapter deals with only the first three of these terms, an understanding of the inter-relationship between the foregoing definitions and the basic concepts which they represent is essential to an understanding of the overall planning process.

LAND USE OBJECTIVES, PRINCIPLES AND STANDARDS

The land use development objectives, principles, and standards presented in this chapter address: 1) allocation, 2) distribution, 3) natural resource base protection, 4) the relationship between land use and supporting public service and infrastructure systems, 5) residential development, 6) commercial and industrial development, 7) major outdoor recreation and open space sites, and 8) agricultural resource protection.

As previously noted, most of the land use development objectives, principles, and standards herein presented were incorporated without significant change from the set of planning objectives, principles, and standards incorporated in the adopted design year 2010 regional land use plan. The only substantive change to the previously adopted regional standards deals with the identification and preservation of agricultural lands as set forth in Objective No. 8. This change is described below.

Objective No. 8, Standard No. 1

Standard No. 1 under Objective No. 8 provides for the preservation of prime agricultural lands. The delineation of prime agricultural lands under the design year 2010 regional land use plan was based upon consideration of soil productivity, the size of individual farms, and the size and combined extent of the contiguous area being farmed. The standard utilized in identifying prime agricultural land in the 2010 regional land use plan specifically required that prime agricultural lands meet the following criteria: 1) the farm unit must be at least 35 acres in area, 2) at least 50 percent of the farm unit must be covered by soils which meet U. S. Soil Conservation